

ASSIGNEE'S SALE

of valuable, improved real estate located on the north side of Maryland Route 81, at or near Blue Ridge Summit, in Hauver's Election District, Frederick County, Maryland.

By virtue of the power and authority contained in a Mortgage from Dan R. Huber and Dolores A. Huber, husband and wife, dated September 19, 1974, and recorded in Liber 948, folio 18, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, Frederick, Maryland, on WEDNESDAY, NOVEMBER 1, 1978, at 11:00 a.m., all the land described in said Mortgage, together with the improvements thereon, to wit:

All that piece or parcel of real estate situate on the north side of Maryland Route 81, at or near Blue Ridge Summit, in Hauvers Election District, Frederick County, Maryland, and BEGINNING for the same at an iron pin located in the southern right-of-way line of the Western Maryland Railway Company, said pin being South 63° 30' East 142.30 feet from the beginning of the first line of the real estate set forth in a deed from Ruth May Stanley, widow, to Raymond C. Gaver, Jr. and Lorraine K. Gaver, husband and wife, dated October 11, 1961, and recorded in Liber No. 659, folio 462, one of the Land Records aforesaid, and running thence with the said first line and the southern line of the right-of-way of the said Western Maryland Railway Company, (1) South 63° 30' East 105.20 feet to an iron pin, thence by and with the first line of the property described and conveyed in a deed from Charles S. Gardner, Jr., et ux., to Raymond C. Gaver, Jr., and Lorraine K. Gaver, husband and wife, dated October 18, 1963, and recorded in Liber No. 692, folio 430, one of the Land Records of the County aforesaid (2) South 63° 30' East 150.00 feet to an iron pin, thence by and with the second line of the last above mentioned deed, (3) South 26° 30' West 111.00 feet to a point in the center of Maryland Route 81 aforesaid, thence by and with a curve to the left having a radius of 1,432.39 feet, an arc of 145.39 feet, and a chord of 145.32 feet, (4) North 81° 34' 46" West 145.32 feet to a point in the center of said Maryland Route 81, thence by and with the outlines of deed from Ruth May Stanley, widow to Raymond C. Gaver, Jr. and Lorraine K. Gaver, husband and wife, dated and recorded as aforesaid, (5) North 78° 23' West 96.55 feet to a point in the center of said Maryland Route 81, thence by and with a line of division now made (6) North 22° 09' 22" East 156.55 feet to the place of beginning, containing 37,210 square feet of land, more or less.

BEING all and the same real estate which was described in a deed unto Dan R. Huber and Dolores A. Huber, husband and wife, dated September 19, 1974, and recorded among the Land Records of Frederick County, Maryland, in Liber 948, folio 16.

The improvements consist of a one-story — ranch type—framed dwelling containing six (6) rooms (kitchen, living room—dining room combination, three bedrooms, and one bath), fireplace, partial basement with garage under house, electric heat and asbestos shingled roof.

TERMS OF SALE: A deposit of 10% of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers; all state and county real estate taxes and other public charges will be adjusted at the time of sale.

HOWARD R. STEPLER, JR.

Assignee

Maryland Ann Stepler of
STEPLER & STEPLER
18 West Church Street
Frederick, Maryland, 21701
Attorney

EMMERT R. BOWLUS
Auctioneer

ACKNOWLEDGMENT OF PURCHASE

We _____ do (does) hereby acknowledge
that we have (has) purchased the real
estate described in the advertisement
attached hereto at and for the sum of
Thirty One Thousand and 00/100-----
Dollars (\$ 31,000.00), the sum of
Three Thousand One Hundred and 00/100
Dollars (\$ 3,100.00) having been paid this
date and the balance of Twenty Seven
Thousand Nine Hundred and 00/100-----
Dollars (\$ 27,900.00) being due and payable
at the time of final settlement and we
do (does) further covenant and agree that
we will comply with the terms of
sale as expressed in the advertisement
attached hereto.

WITNESS our hand(s) and seal(s) this
1st day of November 1978.

Frederick M. Cobb, III (SEAL)
Frederick M. Cobb, III

Nancy Jane Wilson (SEAL)
Nancy Jane Wilson
Purchaser(s)

WITNESS:

Mary E. Thompson
Mary E. Thompson

20th November 6, 1978